OF

REALTY TITLE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **3RD DAY OF SEPTEMBER, 2010.**

NOTARY PUBLIC

MY COMMISION EXPIRES 11-7-2012
(AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 303, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Lawrence Boothby and Tonia Floyd	BAC HOME LOANS SERVICING, LP	**06300006600**
1737 Hudson Road	400 COUNTRYWIDE WAY	
Madison, TN 37115	SIMI VALLEY, CA 93065	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lennex D. Blanton and Sandra M. Blanton, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Lawrence A. Boothby, unmarried, and Tonia M. Floyd, unmarried, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All Right of Way for Hudson Road

All Right of adjoining owner of 34.38 acres to use utility pole located at the rear of the herein property, subject to NES approval.

BILL GARRETT, Davidson County
Trans:T20100059582 DEEDWARR
Recvd: 09/22/10 09:37 3 pgs
Fees:18.00 Taxes:721.50
20100922-0075296

(X) Improved
This ( ) Unimproved property is known as: **1737 Hudson Road**
Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **3rd** day of **September, 2010**.

Lennex D. Blanton by Sandra M. Blanton His attorney in Fact
Lennex D. Blanton by Sandra M. Blanton, his Attorney in Fact

Sandra M. Blanton
Sandra M. Blanton

State of **Tennessee**)
County of **DAVIDSON**)

On this **3rd** day of **September, 2010**, before me personally appeared **Sandra M. Blanton,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lennex D. Blanton,** and who acknowledged that **she** executed the same as the free act and deed of **Lennex D. Blanton.**

My Commission Expires:

Notary Public

TERINA GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXP MAR 4 2014 ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra M. Blanton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 3rd day of September, 2010.

Notary Public

My Commission Expires:

TERINA GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXP MAR 4 2014 ROBERTSON COUNTY

Exhibit "A"

LAND in the 10th Councilmanic District of Davidson County, Tennessee, located on Hudson Road and being more particularly described as per the survey of Tommy E. Walker, PLS, Registered Land Surveyor, TN No. 1465, dated March 10, 1994 as follows:

BEGINNING at a set pin in the easterly margin of Hudson Road, said pin being the most southeasterly corner of the herein described tract and being a common corner to James W. Dillard, et us (DB 3927, page 120, RODCT); thence with said margin N. 28 deg. 36' 31" W. 331.70 feet to a set iron pin in the margin of Hudson Road; thence now leaving said margin with a curve to the right (I=90 deg. 00' 00", L=39.27 feet, R=25.00 feet) to a set iron pin; thence N 61 deg. 23' 29" E 53.86 feet to a set iron pin; thence with a curve to the right (I=12 deg. 20' 31", L=75.39 feet, R=350.00 feet) to a set iron pin; thence N 73 deg. 44' 00" E, 384.00 feet; To set iron pin; thence S 26 deg 52' 20" E, 457.08 feet to a set iron pin; thence S 81 deg. 40' 37" W. 549.00 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to LENNEX D. BLANTON AND SANDRA M. BLANTON, HUSBAND AND WIFE, by Warranty Deed from BERNARD R. WILKERSON AND JUDY O. WILKERSON, filed for record 04/03/1996 in Book 10001, page 634, Register's Office for DAVIDSON County, Tennessee.

Lennex D. Blanton and Lennex Blanton are one and the same person.

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067